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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WEST GREEN CONDOMINIUM ASSOCIATION,
Washington Non-Profit Corporation

vs.

STEPHEN M. MBUGUA, an individual and JANE N.
MBUGUA, an individual, spouses or domestic partners and
the marital or quasi-marital community composed thereof

**SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL
PROPERTY**

CAUSE # 15-2-08563-8 KNT

JUDGMENT RENDERED ON 05/27/2015
ORDER OF SALE ISSUED: 09/02/2015
DATE OF LEVY: 09/15/2015

TO: STEPHEN M. MBUGUA and JANE N. MBUGUA, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

414 S. 323RD ST., #K-3, FEDERAL WAY, WA 98003

UNIT 3, BUILDING K, WEST GREEN, A CONDOMINIUM RECORDED IN VOLUME 30 OF
CONDOMINIUMS, PAGES 7 THROUGH 18 INCLUSIVE, AND ANY AMENDMENTS THERETO;
AND ACCORDING TO THE DECLARATION THEREOF RECORDED UNDER KING COUNTY
RECORDING NO. 7903130799 AND 7903130800, AND ANY AMENDMENTS THERETO.
WITH A TAX PARCEL IDENTIFICATION NUMBER OF 926660-0750.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: OCTOBER 30, 2015
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT
OF **\$10,514.79** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☒ 3. A redemption period of one year which will expire at 4:30 p.m. on **October 30, 2016.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **OCTOBER 30, 2016**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
CONDOMINIUM LAW GROUP, PLLC
10310 AURORA AVENUE N.
SEATTLE, WA 98133
(206) 633-1520